

FOR LEASE

2,000 SF INDUSTRIAL WAREHOUSE + OFFICE



MALMAN
REAL ESTATE



12001 E 33rd Ave, Aurora, CO 80100

Property Highlights

- » Flexible space layout suitable for a wide range of industrial users, including service, storage, light distribution, light automotive and more
- » Layout includes entry/lobby, offices, bathroom and large garage bay with 12' x 14' overhead door
- » Easy access to I-70, I-225 and Peña Blvd in immediate proximity to DIA and Central Park
- » Half mile from Peoria Station RTD
- » Potential for additional 2,000 SF space upon request

Property Details

Clear Height	16'
Loading	1 Drive-In Door (12' x 14')
Parking	3+ spots
Power	(TBV): 3 Phase 100 Amps @ 208/120V
Sprinklers	Wet System

Lease Rate: \$9.95/sf NNN

For more information:

NICK YOCKEY
240.401.9252
nick@malmancre.com

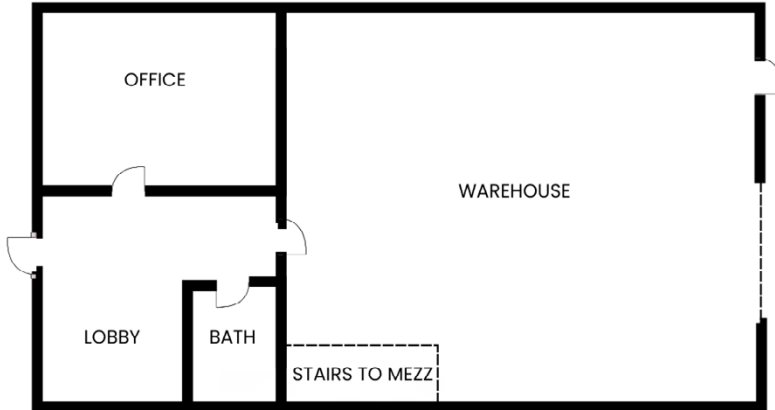
FOR LEASE

12001 E 33rd Ave, Unit S, Aurora, CO 80010

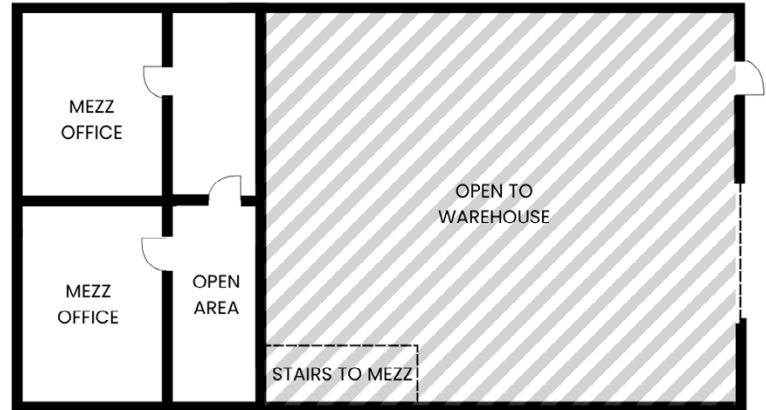


Floor Plan

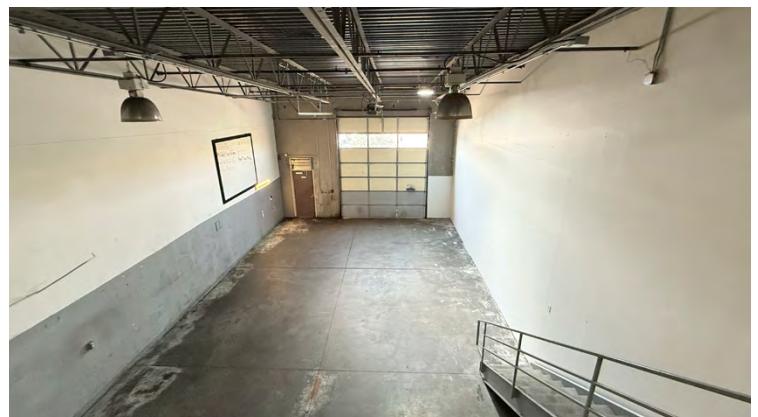
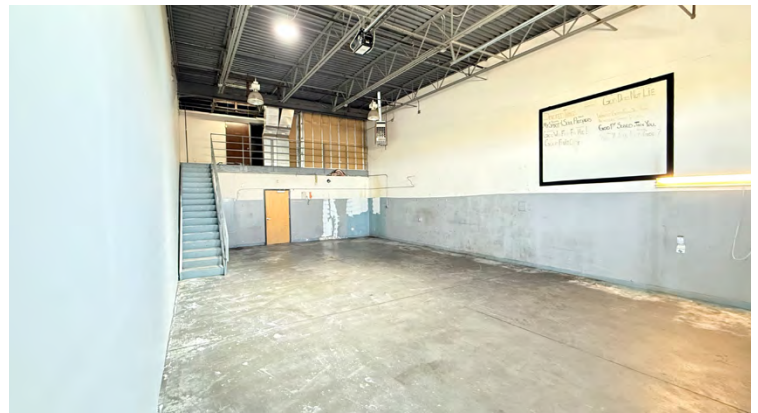
MAIN LEVEL FLOOR PLAN



SECOND LEVEL MEZZANINE FLOOR PLAN



Interior Photos



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Location Amenities

- » Strategically located near I-70, I-225, and Peña Boulevard for efficient regional connectivity
- » In close proximity to key public transportation hubs, including Peoria Station, Fitzsimons Station, and Denver International Airport (DEN).
- » Strong surrounding presence of regional and national retailers, including many regional and power centers, Costco, King Soopers, Walmart, Home Depot along with multiple self-storage facilities

Demographics

	1 Mile	3 Mile	5 Mile
Population	11,042	146,282	331,595
Households	3,020	48,075	119,509
Median Age	34.7	32.9	34.5
Median Household Income	\$105,190	\$84,207	\$85,765

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